

FOR SALE

MEDIA/EDGMONT PROPERTIES PORTFOLIO: INVESTMENT OPPORTUNITY

1192 N Middleton Road, 1212 Sycamore Mills Road, 1212 Middleton Road | Media, PA 19063

PROPERTY HIGHLIGHTS

- Three premium properties available together or separately
- All Properties are Zoned C-1 Neighborhood Commercial
- High visibility on Route 352 (±25,000 VPD)
- **Sale Price(s):**
 - \$3.3M** – All three properties
 - \$2.3M** – LaPorta Restaurant + 1212 Sycamore Mills Rd (Complete with Liquor License and fixtures)
 - \$2.3M** – LaPorta Restaurant + 1212 Middletown Rd (Complete with Liquor License and fixtures)

Property – 1212 Middletown Rd

- 1,900 SF office building + 1,600 SF general use building
- Additional greenhouse structure + parking
- Large food prep kitchen area (Located in 1,600 SF Building)
- ±1.17 acres total
- Taxes: \$7,444

LaPorta Restaurant – 1192 N Middletown Rd

- Turnkey Restaurant w/ liquor license
- ±2,433 SF (bar, dining & kitchen) on 0.29 acres
- 25+ parking spaces
- Taxes: \$6,145

Residence – 1212 Sycamore Mills Rd

- Just under 4,000 SF home on 1.4 acres
- Pool, circular driveway, multiple entrances
- Zoned for residential and commercial
- Recently updated kitchen + appliances
- Taxes: \$11,797



LaPorta Restaurant – 1192 N Middletown Rd | Media, PA 19063

A well-known local landmark with prime visibility on Route 352. This turnkey restaurant includes the building, land, and liquor license. Features $\pm 2,433$ SF of bar, dining, and kitchen space on 0.29 acres with parking for 25+ cars. A rare opportunity to own and operate in a high-traffic corridor.

Square Footage: $\pm 2,433$ SF

Acreage: ± 0.29 Acres

Taxes: \$6,145



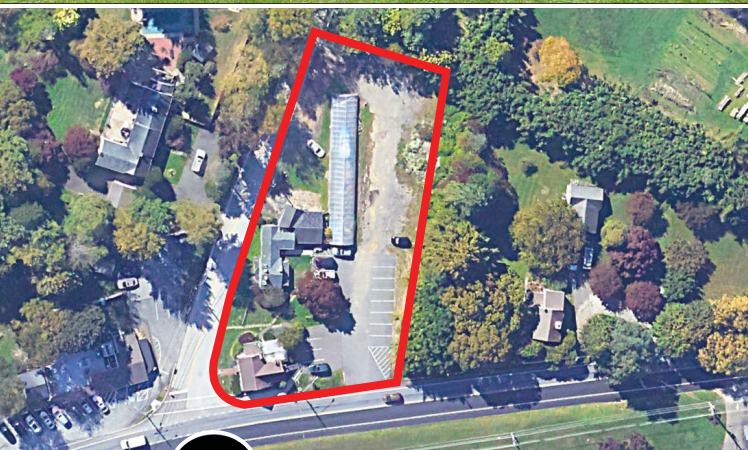
Residence – 1212 Sycamore Mills Road | Media, PA 19063

An impressive residence just behind LaPorta, zoned for both residential and commercial use. Nearly 4,000 SF on 1.4 scenic acres with a pool, circular driveway, and flexible living/work space. Currently rented for \$3,800/month, offering immediate income. Perfect for a luxury rental, owner-occupancy, or commercial adaptation. (Taxes: \$11,797)

Square Footage: $\pm 4,000$ SF

Acreage: ± 1.4 Acres

Taxes: \$11,797



Property – 1212 Middletown Road | Media, PA 19063

A versatile 1.17-acre site featuring a $\pm 1,900$ SF office building, $\pm 1,600$ SF general use building (includes large food prep kitchen area), and additional greenhouse structure. Parking areas in place. The front office is currently leased at \$1,250/month, making this property both income-producing and adaptable for future commercial use.

Square Footage: $\pm 1,900$ SF & $\pm 1,600$ SF ($\pm 3,500$ SF Total)

Acreage: ± 1.17 Acres

Taxes: \$7,444

ABOUT ZOMMICK MCMAHON COMMERCIAL REAL ESTATE

Zommick McMahon Commercial Real Estate, Inc. has been a Metro Philadelphia Area staple since its inception in 1949. The Company was founded by Joseph Zommick, and continues today with Ryan McMahon and his highly experienced staff. We are much more than just a real estate brokerage firm – we are a team of experienced, consummate professionals who are dedicated to superb customer service. Partner with us for support from some of the top commercial brokers in Pennsylvania, New Jersey and Delaware.

SOME OF OUR SATISFIED CLIENTS



IRON HILL
BREWERY & RESTAURANT

